

Spencer County Plan Commission  
Meeting Minutes  
March 27, 2008

The Spencer County Plan Commission held its monthly meeting on Thursday March 27, 2008. Members in attendance were Nathan Helms, Rex Winchell, Robert Cochenour, Al Logsdon, Charlie Waninger, Steve Sisley and Pete Rapp. Absent Scott Sublett and Extension Officer.

Chairman Nathan Helms called the meeting to order at 6:00pm. A copy of February minutes that were mailed out stand approved as presented. Helms then asked Attorney Wetherill to go over his draft on creating subdivision checklist that was handed out to each member. Wetherill also handed out checklist examples from other Counties and Municipality. He stated tonight we are at a starting point and we would not take a vote on checklist, and tonight is just for overview and each member can read on their time. Some of the checklists from other Counties are rather lengthy, but they don't have an ordinance like we do. Wetherill stated we don't need ten pages; we just need a precise and clear list of what they need to hit on. We have our ordinance for them to read; the checklist is a roadmap for them to manage subdivision ordinance 50% of the Counties don't have a check list. Helms stated he believes we should have one in place.

Wetherill asked the board on their thoughts to send Don Schulte and Alan Meunier a copy of the draft and getting their input. All thought this was a good idea. Sisley pointed out references numbers on the draft checklist that they had a place to reference to the ordinance. Wetherill stated he plans on having more on the list. After a brief discussion, Wetherill stated that the board members may call him if they have any suggestions after reading over the checklist.

Wetherill spoke to the board about section (5.7) "Performance Guarantee" which reads 100% of the cost of the proposed improvements and is in effect until at least 70% of the lots are developed or for two years, whichever is later. A discussion was held on the amount and at what percentage of completion to return money as the subdivision project went forward instead of waiting so long for return of money or to leave as it reads now. Another concern was to be sure the County was covered and the cost of a maintenance bond. Wetherill will check into maintenance bond cost. Cochenour stated the maintenance bond will take over after performance bond is done.

Wetherill stated prior to the next meeting he needs feedback to finalize the checklist even if we look at changing the performance guarantee.

Old business:

Wetherill reported on a Court ruling of 231 Truck Stop/Adult Plaza. The Court did rule in our favor. The County received bond money at \$39,000.00 and Attorney fees at \$1,600, which will be deposited into County General.

Motion made to adjourn the meeting by Pete Rapp, 2<sup>nd</sup> by Rex Winchell, all in favor.

Meeting adjourned at 7:05pm

Next meeting April 24, 2008 at 7:00pm, if needed.

ej\tc

Approved April 24, 2008